

THE CITY OF  
**BALCH SPRINGS**  
GROWING COMMUNITY

PLANNING AND ZONING COMMISSION  
CITY OF BALCH SPRINGS  
7:00 PM, JANUARY 03, 2019  
CITY HALL, 13503 ALEXANDER ROAD, BALCH SPRINGS, TEXAS 75181

MINUTES

1. **Identification of quorum.**  
Chairperson Patino called the meeting to order at 7:00 p.m. and identified a quorum with Commissioner Villa, Commissioner Comstock, Commissioner Glenn and Chairperson Patino. Absent were Commissioner Gardner, Commissioner Logan and Commissioner Kinneel.
2. **Invocation and Pledge of Allegiance.**  
Chairperson Patino gave the Invocation and Commissioner Comstock led the Pledge of Allegiance.
3. **Election of officers 2019**
  - a. **Chair**
  - b. **Vice Chair**Commissioner Comstock made a motion to elect Jessie Patino as Chair. Commissioner Villa second the motion. Voting in favor were Chairperson Patino, Commissioner Villa, Commissioner Comstock and Commissioner Glenn. Motion passed. (4-0)  
Commissioner Glenn made a motion to elect Commissioner Comstock as Vice Chair. Commissioner Villa second the motion. Voting n favor were Chairperson Patino, Commissioner Villa, Commissioner Comstock and Commissioner Glenn. Motion passed. (4-0)
4. **Citizen Comments.**  
None.
5. **Discussion and action to approve minutes.**
  - a. **Approve minutes of December 20, 2018**Commissioner Comstock made a motion to approve the minutes for December 20, 2018. Commissioner Villa second the motion. Voting in favor were Chairperson Patino, Commissioner Villa, Commissioner Comstock and Commissioner Glenn. Motion passed. (4-0)
6. **Briefing on Rezoning Application 005-2018 by Sunstate Equipment c/o Ryan Betz to rezone 1.9 acres of land located at 5001 S. Peachtree Road from Local Retail (LR) to Commercial Zoning District to allow expansion of equipment storage.**  
Staff gave the briefing on item #6.

THE CITY OF  
**BALCH SPRINGS**

GROWING COMMUNITY

7. **Conduct Public Hearing on Rezoning Application 005-2018 by Sunstate Equipment c/o Ryan Betz to rezone 1.9 acres of land located at 5001 S. Peachtree Road from Local Retail (LR) to Commercial Zoning District to allow expansion of equipment storage.**  
*Chairperson Patino opened the public hearing at 7:08. Speaking in favor were: Ruben Reyes of 3814 S. Peachtree Road and Larry Crutcher representing Sunstate Equipment at 5005 S. Peachtree Road. No-one spoke against. The public hearing was closed at 7:09 p.m.*
8. **Consideration and action on Rezoning Application 005-2018 by Sunstate Equipment c/o Ryan Betz to rezone 1.9 acres of land located at 5001 S. Peachtree Road from Local Retail (LR) to Commercial Zoning District to allow expansion of equipment storage.**  
*Commissioner Comstock made a motion to approve the Rezoning Application 005-2018 by Sunstate Equipment c/o Ryan Betz to rezone 1.9 acres of land located at 5001 S. Peachtree Road from Local Retail (LR) to Commercial Zoning District to allow expansion of equipment storage. Commissioner Villa second the motion. Voting in favor were Chairperson Patino, Commissioner Villa, Commissioner Comstock and Commissioner Glenn. Motion passed. (4-0)*
9. **Staff Report**
  - a. **Updates on Land Use Applications: 4702 Ambassador Way, 13498 Alexander Road, 11939, 12107 and Lake June Road, 11451 Elam Road, 4540 Lasater Road, 3534, 3401 & 2429 Hickory Tree Road and Alexander Village Development at Beltline Road.**
  - b. **Update on Subdivision Ordinance Re-Write.**
  - c. **Update on Mobility Transportation Plan Study.***Staff gave a report on item #10a-c.*
10. **Announcements, request for information and/or new business items to be placed on a future agenda. (No action or discussion allowed)**  
*January 17, 2019: Mobility Plan Study Advisory Committee Meeting with the Planning & Zoning Commission: Time: 7pm-8pm. Location: City Hall.*  
  
*February 5, 2019: City Council Workshop: Presentation of Chapter 70 Subdivision Ordinance Re-write. Time: 6pm. Location: City Hall.*  
  
*April 6, 2019: KBSB Taking Care of Balch Springs Spring Trash Round Up and Park Revitalization Project; Time: 8:00am - 1:00 pm; Location: Recreation Center, 4372 Shepherd Lane.*  
  
*April 13, 2019: Balch Springs Weekend Blast; Location: Civic Center, 12400 Elam Road; Time: 9am-2pm.*

THE CITY OF  
**BALCH SPRINGS**

GROWING COMMUNITY

June 29, 2019: Fourth of July Festival; TIME: 1pm-9pm Location: 4372 Shepherd Lane.

August 3, 2019: Back to School Bash: School supplies for Balch Springs students and teachers. Location: Rec. Center, 4372 Shepherd Lane.

October 19, 2019: KBSB Fall Trash Round Up Extreme Green. Time: 8am-1pm. Location: Rec. Center, 4372 Shepherd Lane.

November 8<sup>th</sup>, 2019: Veteran's Day Breakfast: Location: TBD. Time: 7am-11am.

December 3, 2019: Christmas Parade & Tree Lighting: Location: Civic Center, 12400 Elam Road. Time: 4pm-8pm.

**11. Adjournment.**

Commissioner Comstock made a motion to adjourn. Voting in favor were Chairperson Patino, Commissioner Villa, Commissioner Comstock and Commissioner Glenn. Motion passed (4-0), meeting adjourned at 7:16 p.m.

\_\_\_\_\_  
P&Z Chairperson

\_\_\_\_\_  
P&Z Secretary